



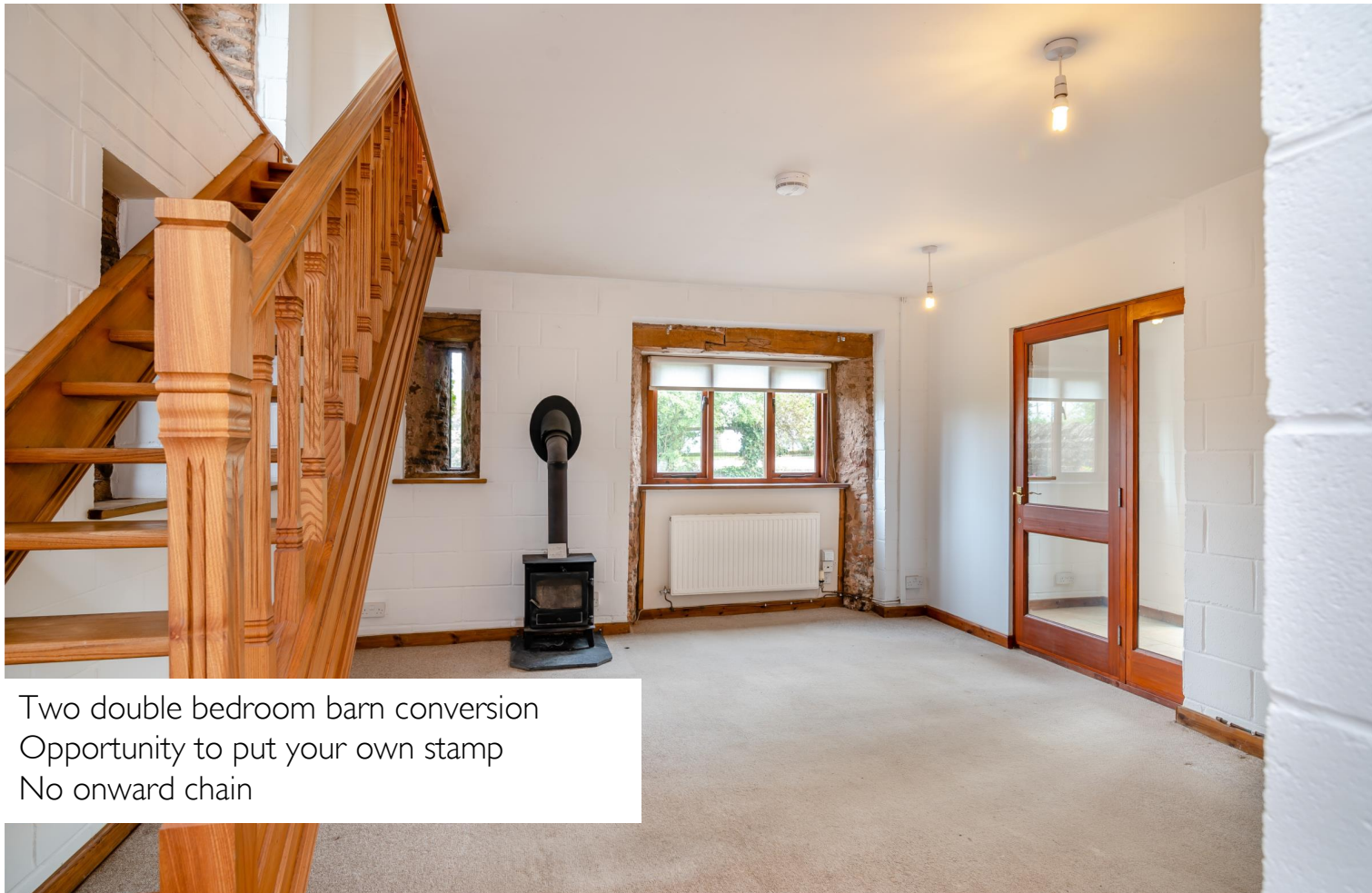
LLANGARRON

Guide price **£300,000**



3 TREDUNNOCK BARN

Llangarron, Ross-on-Wye, Herefordshire HR9 6PG



Two double bedroom barn conversion
 Opportunity to put your own stamp
 No onward chain

A charming barn conversion in need of updating and modernisation being situated in a popular area, having huge potential for one to turn into a stunning family home. This home offers masses of character which is found throughout in the way of exposed stone walling, window slits and exposed beams. The property itself has open views over surrounding fields and countryside, off road parking and enclosed walled gardens.

Llangarron itself has a welcoming village community, there are three venues - The Garron Centre, St Deinst Church and Llangarron Village Hall. Not only do these give residents a place to gather, but a variety of events are also staged in these settings, such as community groups, coffee mornings and yoga classes.

The nearby pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools. The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.

Entering through the internal porch, you are greeted by dual-aspect views through the frosted glass and wooden-framed door. The porch features clay flagstone-style floor tiles, making it an ideal boot room. To the left is the downstairs bathroom, and straight ahead is the sitting room.

The downstairs bathroom includes a panel shower tray with an overhead electric shower, WC, and basin, all set on quarry tile flooring. This space also offers the potential to create a small utility room.

The L-shaped sitting room boasts a picture window facing east, offering views of the front courtyard and the countryside beyond. The corner of the room at the base of the stairs is perfect for a compact dining area or home office. A feature wood burner on a slate hearth adds warmth and character, while the painted exposed blockwork, exposed stone, and beams highlight the barn's original features. Additional charm comes from the deep window recesses with arrow-slit style windows and wooden skirting boards. An open-tread feature oak staircase runs off the sitting room, adjacent to a wall with multi-level barn-style windows.

To the left, doors lead to the kitchen, which is equipped with built-in wall and base units and quarry-style tile flooring.

Ascending the stairs, you observe the painted blockwork and the triple-height feature windows that accentuate the height and depth of the walls, showcasing recessed windows, exposed stone, and deep sills that frame views of the local countryside. At the top of the stairs, a large window provides additional countryside views, leading you to the corridor landing of the first floor, where doors open to two bedrooms and a bathroom.

Both bedrooms are fully carpeted. The main bedroom features dual-aspect windows with six panes on each aspect, three per level, and can easily accommodate a king-sized bed and bedroom furniture. Bedroom two is a well-proportioned double room with single-aspect views and dual elevation windows, two per level.

The family bathroom includes vinyl flooring, a curved shower cubicle with a Triton electric shower, a separate basin, and a WC. There is also a built-in airing cupboard and single-aspect views with dual elevation windows, two per level.

Guide price
£300,000



KEY FEATURES

- Two double bedroom barn conversion
- Character features throughout with potential to enhance further
- Highly sought after rural village location
- Off road parking, enclosed garden
- Opportunity to put your own stamp
- No onward chain

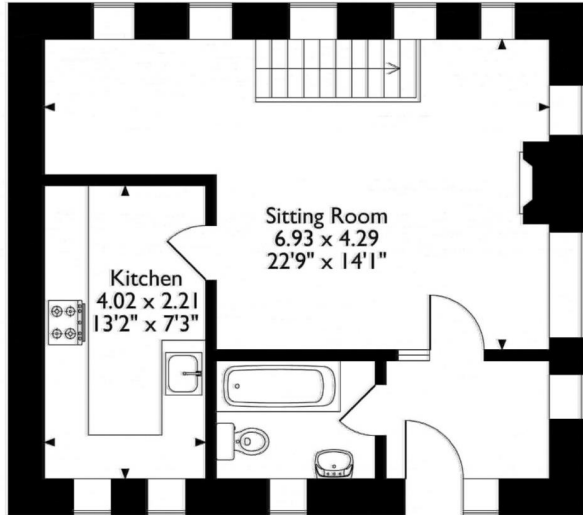


The south and east-facing courtyards are enclosed by traditional stone walls, providing an ideal space for enjoying sunny days.

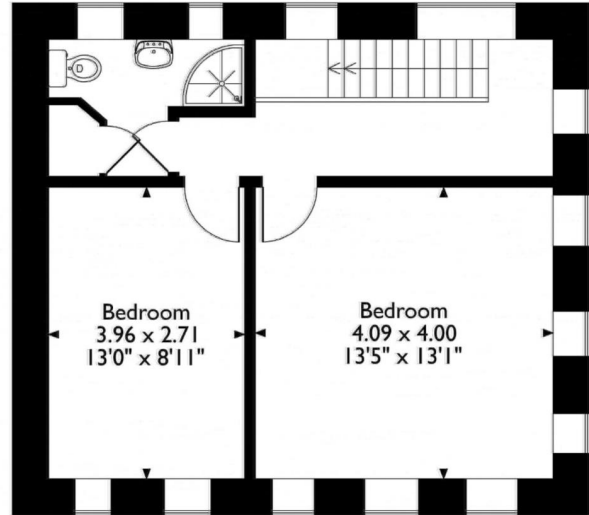
Honeysuckle and rosemary line the steps leading to the garden gate, surrounded by established rockeries and shrubbery borders. Beyond the gate, there is off-road parking for several vehicles.



Approximate Gross Internal Area 84 Sq M/904 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

DIRECTIONS

From Ross taking the A40 Southbound signposted towards Monmouth take the right-hand exit crossing the A40 signposted Glewstone. Cross straight over at the crossroads, signposted Llangarron follow this road over the humpback bridge taking you into the centre of Llangarron. Follow straight, signposted towards Llangrove. Branch right signposted towards St. Weonards and Broad Oak. Follow up the hill, pond on the right, 3 Tredunnock barns is on the left, just before the pond. (signposted Trecorras Farm).



INFORMATION

Postcode: HR9 6PG
Tenure: Freehold
Tax Band: C
Heating: Oil
Drainage: Private
EPC: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			102
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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